

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

**Showers City Hall
McCloskey Room
Thursday January 13, 2011
4:00 P.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ELECTIONS**
- IV. APPROVAL OF MINUTES**
- V. DEMOLITION DELAY**
 - A. 104-108 West 4th Street
Waldron Partial Demolition
Representative: Matt Chitwood Ivy Tech
Removal of a small recent addition over the WFHB studios.
- VI. NEW BUSINESS**
 - A. Prospect Hill Conservation District Vote
 - B. Garden Hill Conservation District Application
- VII. OLD BUSINESS**
 - A. Review of New Construction at 639-45 N. College
 - B. Report on Meeting Process (Tutorial)
 - C. Downtown Plan Revision update
 - D. Guest Lecture March 4th, 2011
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, February 10, 2011 at 4:00 p.m. in the McCloskey Room

Posted: January 6, 2011

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135
November 18, 2010
4:00 PM
MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:00 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Chair Marjorie Hudgins.

II. ROLL CALL

COMMISSION MEMBERS

Danielle Bachant-Bell, Doug Bruce, Sandi Clothier, Bridget Edwards (arrive 4:11 PM), Marjorie Hudgins, Marleen Newman, Doug Wissing (arrive 4:32 PM)

ADVISORY MEMBERS

David Harstad

STAFF

Daniel Bixler, HAND
Nancy Hiestand, HAND
Nate Nickel, Planning
Inge Van der Cruysse, Legal

GUESTS

William Coulter

III. APPROVAL OF THE MINUTES

Sandi Clothier moved to approve the September 21, 2010 minutes.

Motion passed, 5-0. (Edwards, Wissing not present.)

Nancy Hiestand noted that for the October 14, 2010 minutes, COA-07-10 for 702 West 7th Street does not mention allowance for modification of the paint colors which was included during the meeting. Danielle Bachant-Bell noted that in the discussion for approval of August 12, 2010 minutes, it was stated that she claimed that she and Chris Sturbaum had entered that meeting at the same time. Bachant-Bell said this was not she said. Instead, she was pointing out that those minutes gave two different times for the arrival of Chris Sturbaum and that one needed to be removed. The time of Chris Sturbaum's arrival at that meeting was 4:07 PM.

Doug Bruce moved to approve the October 14, 2010 special meeting minutes as corrected.

Motion passed, 4-0-1. (Newman abstained. Edwards, Wissing not present.)

IV. DEMOLITION DELAY

- A. 1101 West 7th Street design revision (partial)
Owner: Chris and Sara Colvard

The Staff report was presented. Initially heard in August 2008, this property last came before the BHPC in January 2010. The new proposal is a return to the original configuration with a small window in the south facing gable.

Bridget Edwards arrived at 4:11 PM.

The owners were not present. The matter was taken up by the commission.

Danielle Bachant-Bell made the motion to approve the demolition delay design revision for 1101 West 7th Street.

Motion passed, 6-0. (Wissing not present.)

V. NEW BUSINESS

- A. Prospect Hill Walking Tour Brochure completion

The new brochure has been updated and completed. There are four more brochures left that will be upgraded into color.

- B. LEED certification for the Showers Building

The Office of Sustainability for the city, in seeking LEED certification for the Showers building, seeks to designate smoking 30 feet away from the building. Seven 14"x10" signs would be placed on the brick piers in the front. Two additional rain barrels would also be added. The BHPC is being asked for its opinion.

Doug Wissing arrived at 4:32 PM.

The matter was taken up by the commission. Consensus was to oppose the signage. It was suggested that BHPC investigate alternatives on the USGBC site and have direct input into LEED certification for the Showers Building. It was also thought that the Office of Sustainability should consider LEED equivalence rather than silver level certification.

Doug Wissing made the motion that the BHPC oppose installation of non-smoking signs on the Showers building in pursuit of LEED certification. The City Council and Planning Department are encouraged to seek alternatives to this measure.

A friendly amendment was made to encourage the Office of Sustainability rather than the Planning Department.

Motion passed, 7-0.

Danielle Bachant-Bell made the motion to have Nancy Hiestand draft a letter to the Office of Sustainability (1) opposing non-smoking signage on the Showers Building, (2) suggesting they investigate alternatives on the USGBC site, (3) they consider LEED equivalence rather than silver level certification and (4) that the BHPC have direct input into LEED certification for the Showers Building.

Motion passed, 7-0.

VI. OLD BUSINESS

A. Bryan Park survey vote

The vote will accept the survey results for Bryan Park. Input, particularly concerning non-contributing structures, will be solicited for the next meeting. Steve Wyatt, who did the survey, will be invited to attend that meeting to answer any questions concerning the survey.

B. Completion of Research: Attachments for new survey, William Coulter

William Coulter received a grant from the BHPC to do research that will be used for the future interim survey project. Coulter discussed his work with the Commission.

C. Downtown Plan Revision update

The Plan has been reformatted to make it more accessible. HAND intern, Kathy Vrable, is working on this project. David Harstad has introduced numerous innovations to facilitate working with the draft.

The next meeting will be 4:00 PM on Tuesday, December 7, 2010 at Bub's Burgers. The members will walk the area north of City Hall.

D. Guest lecture topic: The Bloomington Houses of Elaine Doenges

Discussion focused on the purpose of the talk.

Doug Bruce left at 5:30 PM.

The lecture will honor Rosemary Miller. Other points that could be addressed include mid-century moderne architecture and the mission of BHPC. Duncan Campbell will tailor, to some degree, his lecture to the Commission's request.

VII. COMMISSIONERS' COMMENTS

Sandi Clothier proposed gathering information on painting one's house for a pamphlet. Doug Wissing left at 5:39 PM.

VIII. PUBLIC COMMENT

None.

IX. ANNOUNCEMENTS

Nancy Hiestand suggested an ad hoc committee on mid-century moderne. She also noted that she went to Ball State University with Marjorie Hudgins, where Marjorie Hudgins gave a lecture on her involvement in historic preservation.

X. ADJOURNMENT

Marjorie Hudgins made the motion to adjourn. Motion passed unanimously. Meeting adjourned at 5:46 PM.

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall
McCloskey Room 135
December 09, 2010
4:00 PM
MINUTES

I. CALL TO ORDER

The Bloomington Historic Preservation Commission convened at 4:03 PM in the McCloskey Room of Showers City Hall. The meeting was called to order by Chair Marjorie Hudgins.

II. ROLL CALL

COMMISSION MEMBERS

Jeannine Butler, Sandi Clothier, Marjorie Hudgins, Marleen Newman (arrived 4:10 PM), Chris Sturbaum, Doug Wissing

STAFF

Daniel Bixler, HAND
Nancy Hiestand, HAND
Nate Nickel, Planning
Inge Van der Cruysse, Legal

GUESTS

Joanne Henriot, Bryan Park Neighborhood Association
Tim Mueller, owner 908-910 East 2nd Street
Jan Sorby, Bryan Park Neighborhood Association
Jenny Southern, owner 908-910 East 2nd Street
Steve Wyatt, Bloomington Restorations, Inc.
Jayne York, representative 517 S. Woodlawn Avenue

III. DEMOLITION DELAY

- A. 517 S. Woodlawn Avenue (partial); owners: Pat Bookwalter; Jayne York, Kirkwood Designs, representative
Removal of a front wall and partial roof for an addition

The Staff report was presented. Jayne York, Kirkwood Designs, was present to represent the owners. The owner plans to create a second bath for the house. The proposal is to enclose a portion of the front porch by adding a gable extension that will mimic the California bungalow form with paired front gables. The original paired windows will be moved to the front façade. The extension will be approximately 10' from the building face and will cantilever over the existing porch foundation.

Marleen Newman arrived at 4:10 PM.

The matter was taken up by the commission.

During the discussion the owner's representative, Jane York of Kirkwood Design Studio presented designs for an addition. She introduced the request to change all of the windows, including those in the front. This was not introduced prior to the meeting. As an amendment to the submitted design, she agreed to provide a brick foundation beneath the area that was depicted as a cantilevered bay in the drawings.

Jeannine Butler made the following motion:

"Today, regarding the property located at 517 S. Woodlawn Avenue, the Historic Preservation Commission (HPC) declares that it: got notice of proposed demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period."

Motion passed, 4-2. (Clothier, Newman voted nay.)

- B. 908-910 E. 2nd Street (partial); owners: Tim Mueller and Jenny Southern
Removal and reconstruction of a rear mud room

The Staff report was presented. The proposal is to remove and rebuild a rear porch/mudroom which is on stacked stone piers and needs stabilization by a permanent foundation. The existing porch will not be enlarged since the property is a legal non-conforming duplex. The proposed change to a gabled roof from the hipped roof will raise the ceiling from 7' to 8'. The cantilevered addition to the east of the existing porch will be removed to access a foundation window currently obscured by the addition. A new foundation will be either split faced concrete block or veneered salvaged limestone. This will be visible only from the north south alley.

Owners intend to use cement boards siding and match the trim, brackets and verge boards present on the front. The windows and door will be Craftsman style. Window sizes, door and roof will be changed. The new addition will be built on the same footprint, removing the cantilevered addition to open up a foundation window.

The owners, Tim Mueller and Jenny Southern, were present. The matter was taken up by the commission.

Jeannine Butler made the following motion:

"Today, regarding the property located at 908-910 E. 2nd Street, the Historic Preservation Commission (HPC) declares that it: got notice of proposed demolition, and after today's discussion, sees no need to review the plans any further, and, waives the rest of the demolition delay waiting period."

Motion passed, 6-0.

IV. NEW BUSINESS

- A. 420 West 4th Street consulting grant

The owner indicates that he will be renovating the property. A consulting grant will provide an opportunity to research options.

Sandi Clothier made the motion to offer a \$400 consulting grant to the owner of the property at 420 West 4th Street to help determine if he can preserve the property.

Motion passed, 6-0.

V. OLD BUSINESS

A. Bryan Park survey vote

Jan Sorby and Joanne Henriot, members of the Bryan Park Neighborhood Association, were present for the discussion. The map indicates eligible properties and does not indicate the proposed district. It does not indicate the proposed district.

Language needs to be put into motion that states the survey will be revised, particularly with regard to non-contributing structures, at the time it is formally adopted for the digitized survey or when the survey comes forward as a conservation district.

Jeannine Butler made the motion to accept the Bryan Park survey with the understanding that the survey will be revised, particularly with regard to non-contributing structures, at the time it is formally adopted for the digitized survey in 2012 or when the survey comes forward as a conservation district proposal.

Motion passed, 6-0.

B. Garden Hill subcommittee, Guidelines and final Public Information Session

Marleen Newman, Marjorie Hudgins and Nancy Hiestand attended the last meeting. Steve Volan was not present at that meeting. The Neighborhood Association has decided to adopt the Prospect Hill guidelines with some modifications. The final informational session will be held in mid to late January. The proposal will be presented to Council in March or April. The next meeting will be Tuesday, December 14, 2010 at 5:30 PM in the Dunlap Conference Room.

C. Downtown Plan revision update

The subcommittee met at Bub's Burgers on Tuesday, December 7, 2010. The group took a tour of the area surrounding the Showers Building. Steady progress is being made.

D. Guest Lecture topic: The Bloomington Houses of Elaine Doenges

Duncan Campbell can talk on this subject with ease. It will be televised by CATS TV. Chris Sturbaum suggested using the occasion to emphasize the BUEA grants that have been applied to the Courthouse Square. The target date for the lecture will be International Woman's Day at either Council Chambers or the Library auditorium.

VIII. COMMISSIONERS' COMMENTS

Doug Wissing had to leave during the previous meeting's discussion about paint color.

He wanted to add his concern about dealing with issues that might be considered fashion, but to suggest this might be a forum to introduce the need of preservation through the importance of paint maintenance.

IX. PUBLIC COMMENT

Steve Wyatt noted that Indiana University tore down a house at 515 East 7th Street on Monday. Another house at 414 North Dunn Street is scheduled for demolition. BRI is talking with IU Real estate about moving the house. He also said that he was talking with people at Indiana University about their Master Plan.

X. ANNOUNCEMENTS

There is an open house and Christmas reception at 430 North Washington Street, the bed and breakfast, put on by the Fierst family is at 5:30 PM.

Chris Sturbaum said the house across from the Waffle House has a display titled "Christmas during Wartime: 1941-45" on Saturday, December 11, 2010 from 10 AM to 1 PM.

XI. ADJOURNMENT

Marjorie Hudgins made the motion to adjourn. Motion passed unanimously. Meeting adjourned at 5:59 PM.

Partial Demolition
104-108 West 4th and 122 South Walnut Street
Owner: Ivy Tech
Courthouse Square National Register District

1-5-11
Waldron Art Center
Representative: Matt Chitwood

Removal of an addition over the garage containing the facilities of WFHB

105-055-67051 O 122 Institutional, Old City Hall; Beaux Arts, 1915 NR



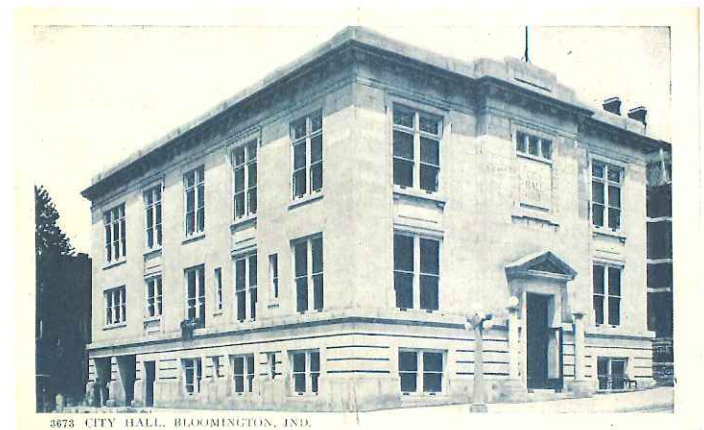
removal) is located on top of it.

Designed by Frank Riedel and finished by John Nichols as Bloomington's City Hall, this Beaux Arts style building was adapted for a police and fire station, an art center in the 90's and currently houses classrooms and offices for Ivy Tech.

An individual National Register nomination was written in 1989 which preceded the Courthouse Square nomination in 1990. The nomination confirms that the rear (fire station) addition to the west of the principal building on Fourth Street was constructed in the 1950's and the 1972 addition (proposed for



This Shaw photograph (below) taken around 1925 verifies the later construction of the fire station annex. A later photograph (left) shows construction to the rear. The photographs are dated by the light standards.



The 1927 Sanborn shows a freestanding building with nothing on the block

The applicant has submitted documentation showing the addition to be removed. It is barely visible from the street. On the 4th Street side it is obscured by a transmission satellite dish and on the Walnut Street side it is hidden by the building.



From 4th Street (looking north)



Looking northeast



Looking towards 4th street (south)



Looking north along the west wall.

Report to the City of Bloomington Historic Preservation Commission Prospect Hill Conservation District Vote

Filed on January 6, 2011

GENERAL PROCEDURE

The Prospect Hill Conservation District Ballots were counted on December 28, 2010 and January 06, 2011 in the Clerk's office.

In attendance were:

Regina Moore, City Clerk, staff to the Common Council
Sue Wanzer, City Clerk staff
Nancy Hiestand, Program Manager, Department of Housing and Neighborhood Development, staff to the Historic Preservation Commission
Inge Van der Cruysse: staff attorney assigned to the Historic Preservation Commission

Ballots were sent out covering 432 owners listed in the Monroe County's GIS system for the Prospect Hill Conservation District. No ballots were opened (except a handful accidentally during the internal mail sorting process) until Moore, Wanzer, Hiestand and Van der Cruysse met on December 28, 2010.

At that meeting the ballots were opened and counted. A final tally was not possible, because some ballots presented questions as to the intentions of the owner(s). The group established strict guidelines to safeguard the integrity of the voting process, and to try to assure that a person's vote was not discarded due to a technicality. A ballot that contained all required information in the proper format was considered 'unambiguous.' This category covered ballots with names of all persons voting, address of the property covered, and a numerical notation of the number of votes for each option. Several 'ambiguous' ballots were returned. Those include:

- ballots that had two eligible voters but voted with a single check mark or "X."
- ballots that omitted the property address.
- ballots that had different names on them than the names listed in the county's GIS system (including corporations, LLC's etc. that required the signature of a corporate representative)

All the unambiguous votes were tallied on a list by Nancy Hiestand and Inge Van der Cruysse, as Regina Moore and Sue Wanzer checked each ballot.

There were 21 ambiguous ballots that were set aside, and it was decided on December 28, 2010 to delay the final tally until the owners could be contacted. The final tally was deferred to January 6 as individuals were phoned by the City Clerk's office.

- for approximately 12 ambiguous ballots, there appeared to be a discrepancy with ownership between the listing in the County's GIS system and the ballot submitted. Nancy Hiestand checked the County GIS system and printed out the property information and attached that to the ballot. Inge Van der Cruysse also verified the property information in the GIS system with the Assessor's office.

1. It was determined that a trust was only allowed a single vote.
 2. Because of marriage, two women owners had name discrepancies and were asked to verify their identities
 3. There was a contract sale that did not show up as an ownership change in the GIS data. It was traced to the Recorder's office and the vote was allowed.
 4. one ballot was signed by a couple who was listed under the GIS system as being "in care of" the property. The Clerk's office attempted to verify ownership with the people who signed the ballot.
 5. An LLC sent in a vote under two individuals' names and an attempt was made to check if the individuals were related to the LLC
- 13 ambiguous ballots were of properties where more than one person was listed as owner, but instead of a numerical, only one checkmark or X was recorded on the ballot: the Clerk's office called all those owners to verify their intent of their vote by. The Clerk's Office made a note on each ballot it called the owners about to state what the response of the owner was.

As of January 6, 2011 three ballots were disallowed because no response had been received, for 2 ballots with multiple owners listed for the address, only 1 vote was counted, because they did not return calls to declare that the intent of the vote was the same for each owner, or whether it was simply 1 vote.

VOTE

Tally of unambiguous ballots as of 1/06/11

Total Number of unambiguous ballots: **432**
 Number to retain the Conservation District: **169**
 Number to rescind the Conservation District: **30**
 Number to object to elevation to Historic District: **47**
 Number in favor of elevation to Historic District: **127**

Each Person (individual, a corporation, trust, partnership) listed as having a property interest got one vote. If a Person (individual, corporation, trust, partnership) owned more than one property in the district, that Person still got one vote.

Tally of Ambiguous Ballots

Total Number of ambiguous ballots thrown out: 3* and two other ballots were counted as a single vote because verification was not received for any other voter on the ballot.

There was no change in the results when ambiguous ballots were taken into account.

Other ambiguous ballots were clarified to the satisfaction of staff and are counted in the final tally.

Summary

The rules and procedures of the Bloomington Historic Preservation Commission provide that a report concerning this Conservation District vote be filed with the Common Council no later than 45 days before the 3rd anniversary of the existence of the Conservation District. The following is a summary of the balloting.

Ballots were sent out to parcels representing over 432 individual property owners. This figure is estimated because the GIS property ownership record only lists up to three property owners per parcel in some instances, when in fact this figure could be higher. Using this figure, it is clear that no opinion was supported by a majority of all owners. However, the vote does indicate that voters supported retention of the conservation district over its removal by a margin of 170 to 30 in the tally of all countable ballots or about 5 ½ to one.

Of eligible voters 39% voted to retain the conservation district while 7% voted against retention.

About 29% of all eligible voters were against elevation to a full historic district and 11% expressed the desire to upgrade the neighborhood to a full historic district.

The greatest number of voters voted to retain the district.

Based upon this vote, the Prospect Hill Conservation District should be retained, unless other action is taken by the Common Council.

APPLICATION FORM:
Historic Designation
Historic Preservation Commission of the City of Bloomington

Case Number: HD-01-11

Date Filed: 1-6-11

Date of Commission Hearing: not scheduled

Request: Conservation or Historic District: Conservation District

Request: Primary of Secondary Areas: YES NO X

Address of proposed district or description of boundaries:

Starting at a point on the northwest corner of 102 East 17th following the south line of E 17th Street to the northeast corner of 120 East 17th. Then proceeding south to the southeast corner of said lot then proceeding east to the south west corner of 1206 North Washington Street then proceeding north to the north west corner of said lot then proceeding east to the northeast corner of said lot then south to the alley then east to the Northeast corner of 1214 North Washington then south along the lot line across an alley to the northwest corner of 1203 1/2 North Lincoln proceeding east to the south west lot line of 1204 North Lincoln then north along the east side of Lincoln to the northwest corner of 302 East 17th Street then continuing east to the northeast corner of the lot at 318 East 17th Street then turning south along North Grant to the southeast corner of the lot at 318 East 17th Street then proceeding west along an alley to the southeast corner of the lot at 310 East 17th Street the south along an alley to the northwest corner of the lot at 315 East 16th Street and turning to proceed east along an alley to the northeast corner of a lot at 413 East 16th Street, then turning south along the lot line to the northwest corner of 416 East 16th and turning east along East 15th Street and continuing to the west side of North Dunn Street then turning south along the west side of Dunn Street to a to the southeast corner of the lot at 421 East 15th Street, then turning west along the north side of 15th Street to a point a the south west corner of 1101 East 15th Street the proceeding south across 15th Street along the east lot line of 216 East 15th Street to the southeast corner of the lot then proceeding east along an alley to the west side of North Lincoln then turning south to the north side of East 14th then turning west along the north side of 14th Street to a point on the southwest corner of 107 East 14th Street then turning north along said lot line to the alley then proceeding west to the southwest corner of 106-108 then turning north and proceeding across East 15th Street to the southwest corner of 113 East 15th Street then turning west and proceeding along East 15th Street to the south west corner of the lot at 103 East 15th Street then turning north and proceeding to the alley then turning west and proceeding to an alley then turning north and proceed along the west lot line of 104 East 16th Street to the southeast corner of 103 East 16th Street then turning west and proceeding to the east side of the North Walnut right-of-way then turning north along said right-of-way to the northwest corner of 1202 North Walnut then turning east along the north lot line of said lot to the alley then turning north along the east side of said alley to the point of beginning.

Including addresses:

East 17th Street: 102, 118, 120, 302, 304, 310, 312, 314, 318

East 16th Street: 103, 105, 111, 115, 201, 205, 207, 215, 221, 303, 307 (1/2), 313, 315, 317, 319, 403, 409, 413, 417, 104, 106, 120, 200-202, 204-206, 208, 304, 306, 310, 312, 314, 322, 400, 408, 412, 416, 418

East 15th Street: 103, 113, 117, 123, 203, 211, 213, 215, 301, 309, 315, 317, 321, 403, 405, 407, 417, 421, 106-108, 110, 112, 202, 208, 212, 214, 216

East 14th Street: 107, 109, 203-205, 207, 211, 213
North Walnut Street: 1200, 1202
North Washington: 1215, 1213, 1214, 1210, 1200
North Lincoln: 1203, 1203 ½, 1125, 1121, 1119, 1101, 1206, 1204, 1202, 1200, 1120
North Grant: 1109, 1104
North Dunn Street: 1215, 1207

Petitioner's Name: The Bloomington Historic Preservation Commission
(If more than two you may attach a petition or letter from multiple owners)

Petitioner's Address: 401 North Morton Phone Number: 349-3507

Owner's Address:

same

Instructions to Petitioners

The petitioner must attend a preliminary meeting with the staff of the Bloomington Historic Preservation Commission in the Housing and Neighborhood Development Department during which the petitioner will be advised as to the appropriateness of the designation. **Petitioner, at the time of filing must present a list of property owners and adjacent property owners to the Commission.** Notice by first class mail must be mailed 10 days before the public hearing at which the action is taken. Upon receiving the application the Commission will appoint an ad hoc Historic District Committee. If the petitioner is other than the Historic Commission or the district larger than one structure and its accessory buildings, then the Commission will appoint property owners within the proposed district and the Common Council member of that jurisdiction to a special committee which will coordinate required public meetings concerning the designation. The Ad Hoc Committee will determine if secondary and primary areas will be assigned to the district and will categorize each building on the basis of merit.

A vote will be taken at the next regular meeting of the Bloomington Historic Preservation Commission after appropriate educational meetings have taken place. The Commission meets the second Thursday of each month at 4:00 P.M. in the McCloskey Room of Showers City Hall on Morton Street. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting materials. If you feel uncertain about the merits of the designation, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which the action is taken. Action by the Commission must occur within ninety days of the filing date, unless a preliminary meeting is requested.

Please respond to the following questions and attach additional pages for photographs, drawing surveys, as requested.

1. A legal description of the proposed district (above)
2. Provide photographs of the structure(s) proposed for designation. If the district contains several structures, provide a representative sampling (see posters developed for informational meetings)
3. Provide a zoning map and a geographic information system map showing the proposed boundaries of the district. The material may be obtained from staff. (attached)
4. Provide copies of any listing on the state or national registry or historic survey information. (copies in offices of HAND)
5. If the designation is proposed on grounds other than architectural significance, supply evidence of the historic linkages described. Such evidence as deed transfers, Sanborn maps, City Directory entries, and Atlases, written and oral histories may be used.

An historic district must be ruled to meet one of the following criteria by the Historic Preservation Commission:

Historic:

- a. cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state or national history.
- b. Is the site of an historic event:
- c. Exemplifies the cultural, political, economic, social or historic heritage of the community or

Architecturally worthy:

- a. Embodies the distinguishing characteristics of an architectural or engineering type; or
- b. Is the work of a designer whose individual work has significantly influenced the development of the community; or
- c. Contains elements of design, detail materials or craftsmanship which represent a significant innovation; or
- d. Contains any architectural style, detail, or other element in danger of being lost; or
- e. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or

- f. Exemplifies the built environment in an era of history characterized by a distinct architectural style.

Please describe under which category(s) the proposed district qualifies to be locally designated.

The Garden Hill survey was approved by the Bloomington Historic Preservation Commission at November 2008 regular meeting. The boundaries of the survey district were amended during the Garden Hill discussion for the conservation district. It now includes 99 properties including 6 Notable, 65 Contributing and 28 Non-contributing properties. The proportion of noncontributing has changed from 38% in the survey district to 28% within the boundaries of the proposed district. The current boundaries were drawn removing areas that contained several non-contributing buildings in a row and conflicting zoning were removed. Where the zoning is commercial, the boundaries encompass properties that are residential in character and of an era compatible with the primarily residential single family district.

Staff has attached a history of the area written by consultant Danielle Bachant-Bell and an article written by Carrol Krause as evidence.

Historic Significance

A. cultural characteristics of the city, state, nation; or is associated with a person who played a significant role in local, state or national history.

It is important to note that the working class neighborhoods that evolved in Bloomington are visually distinct from similar communities in Indianapolis and Louisville and express both the local availability of materials and the level of efficiency in providing for workers of that era. The gabled-ell form, although not unique to Bloomington, was used with consistency at the turn of the century, many times in neighborhoods that served the major industries of the time: the railroad, stone mills and the Showers Factory. Similarly, the bungalow became the form of choice in the 1920s for speculative housing and is by far the most common form in Garden Hill. There are many variations on the bungalow within the district including side-gabled, California, and dormer fronts. The use of frame construction rather than brick is as characteristic of these neighborhoods as limestone became associated with ranch styles in the 1950's.

C. Exemplifies the cultural, political, economic, social or historic heritage of the community

City Directory evidence suggests that this was a neighborhood developed for working class people and maintains the characteristic economies of scale and patterns, such as small lots and small single family home footprints with repeating patterns of porches that is illustrative of other Conservation Districts within the city. Within the proposed district, most properties were built between 80 – 100 years ago and there is a great deal of integrity in the consistency of the streetscape. These common development patterns are associated with the Showers Brothers and Fulwider who were also active in Prospect Hill, the Near West Side neighborhoods. Porches, utilitarian backyards, alleys with freestanding garages can be contrasted with cul-de-sacs and attached garages preferred in later 20th century development.

Architectural Significance

E. Owing to its unique location or physical characteristics, represents an established and familiar visual feature of a neighborhood of the city; or

The area included in the Garden Hill Conservation District, bounded by a major commercial corridor on the west, the stadium on the east, 17th Street on the north and apartment construction to the south, is now encapsulated by later development, apartments and commercial construction on all sides. Within the body of the district it maintains remarkable small single family residential consistency. Each historic form is associated with characteristic placement on a lot, setbacks, heights and roof shapes.

SUMMARY OF CONTACTS

1/17/2008 Initial Meeting with Bob Baird

2/10/ 2008 preliminary meeting with Neighborhood

April 2008 contract to survey neighborhood signed

7/30/ 2008 attend meeting with neighborhood and consultant to present preliminary findings of survey

11/13/2008 survey completed and approved by the BHPC

1/30/ 2009 Formal request to form subcommittee for the purposes of considering a Conservation District in Garden Hill

2/12/2009 Formation of Subcommittee of BHPC

Members Marleen Newman
 Jeannine Butler
 Marjorie Hudgins
 Steve Volan
 Nate Nickel
 Laura Haley
 Kevin Haggerty
 Bob Baird

Subcommittee Meetings 3/17/2009
 5/1/ 2009

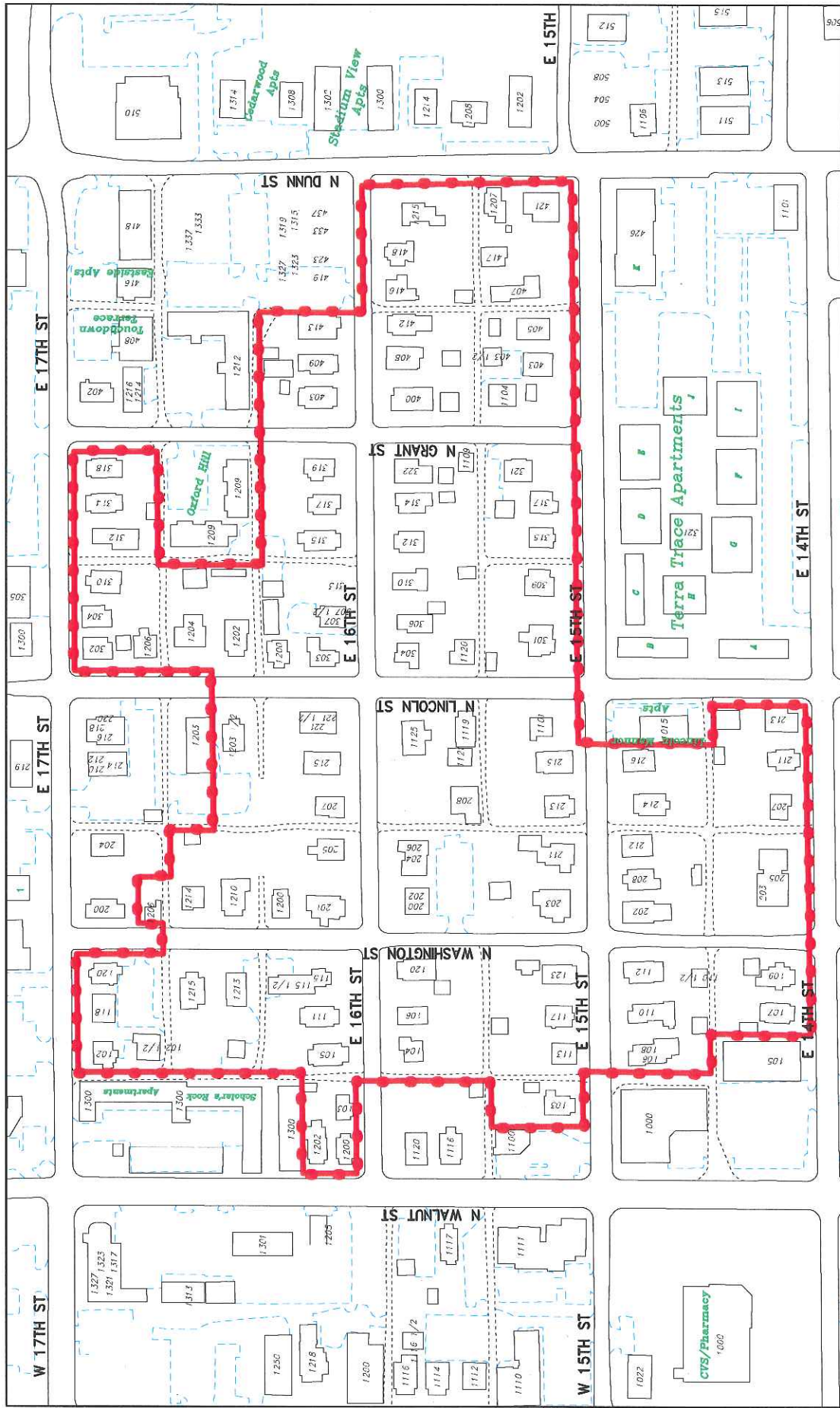
8/13/2009 BHPC meeting Demo-delay discussion pertaining to Garden Hill survey approval (need state to ratify)

9/4/ 2009 visit to DHPA to discuss future survey districts and methodology

Subcommittee Meeting 6/5/2010
 11/30/2010
 12-14-2010

Public Information Sessions

7-/14/2010
8/35/2010
Final will be held January 26th 2011 (notice sent)



Proposed Garden Hill Conservation District

City of Bloomington
HAND

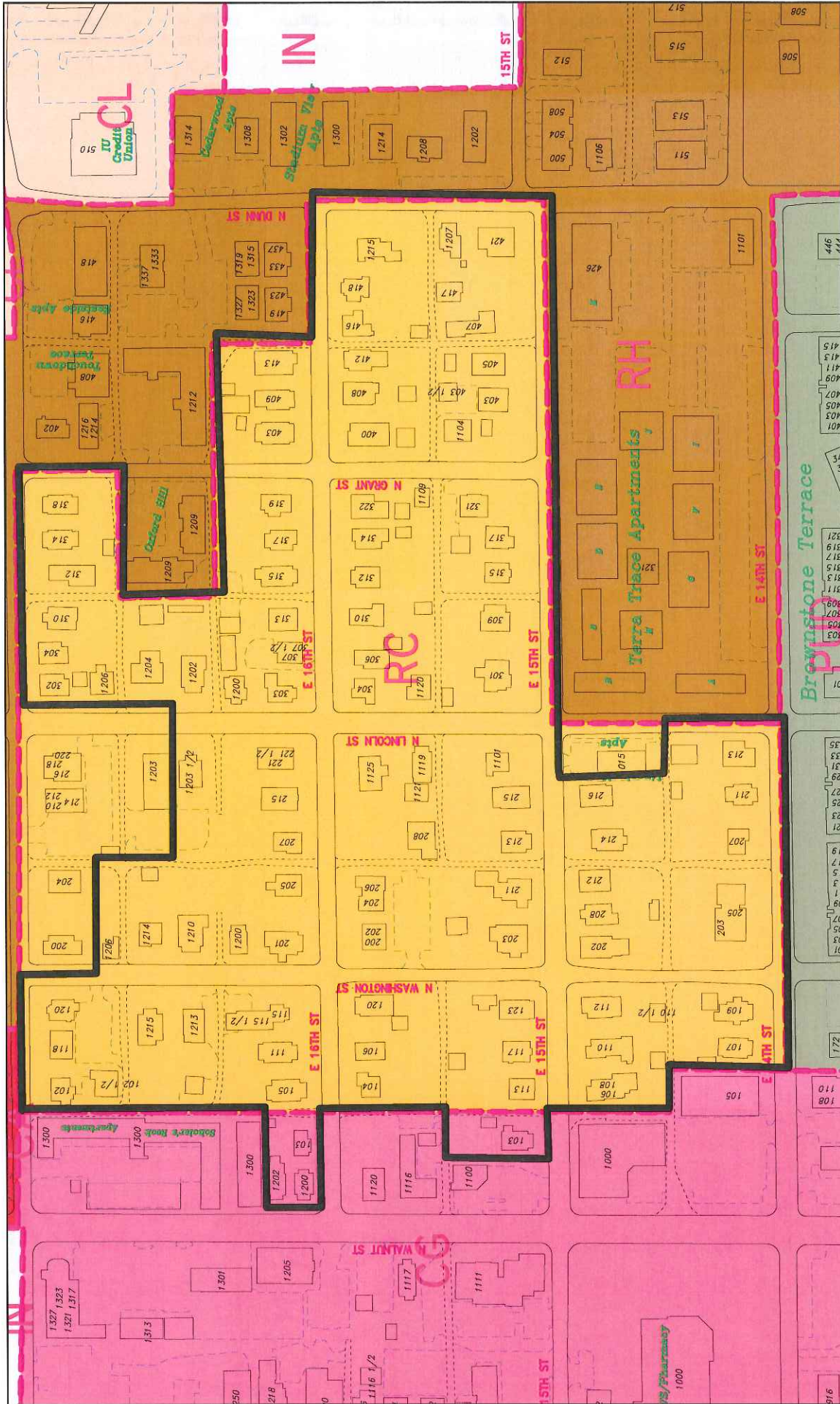


TgarhcdL
3 Mar 09



AMENDED 7/14/18 Scale: 1" = 200'

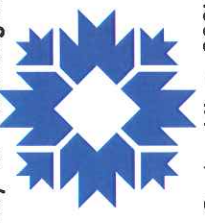
For reference only; map information NOT warranted.



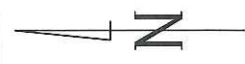
City of Bloomington

Proposed Garden Hill Conservation District overlaid upon Zoning Map

By: hiestann
7 Jan 11



Scale: 1" = 200'



For reference only; map information NOT warranted.



Garden Hill Conservation District Survey

SURVEY MAP

- 117 PROPERTIES
- 7 NOTABLE
- 69 CONTRIBUTING
- 41 NONCONTRIBUTING

30 January 2009

Marjorie Hudgins, President
City of Bloomington Historic Commission
c/o Nancy Hiestand, Program Manager
Housing and Neighborhood Development
PO Box 200
Bloomington IN 47402

Dear Ms. Hudgins,

The Garden Hill Neighborhood Association (GHNA) seeks to move forward with our request for designation as a Conservation District.

After much discussion, we have defined our proposed Conservation District boundaries based on the neighborhood survey conducted by Danielle Bachant-Bell. A map showing the proposed boundaries is attached. We continue to discuss design guidelines and would appreciate input from the Historic Commission on those policies.

With this in mind, we request that the Historic Commission form a subcommittee of three commissioners to work with our city council representative, Steve Volan, and the following GHNA members:

Bob Baird, GHNA President
104 E. 16th St.
bbaird@alumni.in.edu
361-1491

Kevin Haggerty
1125 N. Lincoln St.
haggerty@indiana.edu
333-6012

Laura Haley
310 E. 16th St.
haleyl@bloomington.in.gov
332-8952

Kerry Slough, GHNA Secretary
319 E. 16th St.
jagayagadaga@yahoo.com
333-6453

Our other GHNA members are committed to helping with the work necessary for successful completion of the proposed Garden Hill Conservation District.

We thank you for your support to date, and for considering this proposal.

Sincerely,

Kerry Slough (Secretary)
Greg Anderson
Laurie Anderson
Bob Baird (President)
Julia Dotson
Bill Doyle
David Greischar
Margaret Greischar
Megan Greischar
Kevin Haggerty
Laura Haley
Tracey Metivier
Dan Taylor
Ted Welch
Phil Worthington (Past President)

Attachments:
Proposed Garden Hill Conservation District boundaries
Names and addresses of GHNA member signatories

GHNA Executive Committee: Bob Baird, Maggie Greischar, Dave Greischar, Laura Haley, Dan Taylor, Kerry Slough, Phil Worthington

Garden Hill District
Bloomington, Indiana

The area under study, today referred to as Garden Hill, is roughly bounded by the south side of East Seventeenth Street to the north, to the north side of East Fourteenth Street to the south, and by the east side of North Walnut Street, to the west side of North Dunn Street to the east. These boundaries are also roughly the historic boundaries of the additions as they were platted.

The area from North Walnut Street on the west to the west side of North Lincoln Street on the east, and within those boundaries from East Seventeenth south to East Fourteenth, was platted in 1906 by William A. and Sarah L. Fulwider as part of the Fulwider Addition. The western boundary of the addition stretched further west across Walnut Street.

The area from the east side of North Lincoln Street to the west side of North Dunn Street, between East Fourteenth and East Fifteenth Streets, was platted in 1907 as Crown Park Addition by William N. and Hannah L. Showers, Annice J. and S. Kent Rhorer, Jr., J.D. and Belle Showers, and Sanford F. and Nellie Showers Teter.

The section between the east side of North Lincoln Street to the west side of North Dunn Street, between East Sixteenth and East Seventeenth Streets, was also platted in 1907 by Annice J. and S. Kent Rhorer, Jr. It was known as North View Addition.

At the time the Additions were platted Seventeenth Street was the city's corporate limit. And when the 1927 Sanborn Map was published the east-west streets were still not paved. A few homes existed in the area by 1907, however, it is not until the City Directory of 1916-1918 that they appear with defined addresses. Likewise, most of the platted area is not included on the Sanborn Maps until the 1947 revision. Only the Fulwider Addition appears on the 1927 Sanborn. And none of the three platted areas appears on earlier Sanborn Maps.

The majority of home construction in the area appears to have occurred during the 1920s, although quite a number of homes appeared earlier. Likewise, a fair number of homes were constructed post-Great Depression or post-World War II. Use of the City Directories allows the construction dates to be determined with a fair amount of accuracy, keeping in mind that address numbers may have changed over time or newer construction may have taken on an older address. Likewise, some names of residents may have been slightly miss-recorded from year to year.

The North Walnut Street corridor has had a history of commercial use since inception of the neighborhood. The area of the current strip shopping center at 1000 North Walnut originally housed two filling stations and an auto repair shop. And the later filling station now vacant, at 1100 North Walnut, was originally the Indiana State Highway Commission office and warehouse. Additional auto-related businesses were located both north and south along both sides of North Walnut, and occasionally further within the neighborhood.

Much like present day, North Dunn Street played a lesser role as a major north-south commercial corridor. The Townsend Lumber Mill was constructed in the late 1920s off Dunn in the block west to Grant Street between East 14th and East 15th Streets. And by 1930 another

church, Wesleyan Methodist, was constructed at 1101 North Dunn. Unlike present day, through at least 1930 East 16th extended past Dunn, and additional single-family homes were located along these east-west corridors of 16th, 15th and 14th east of Dunn.

The area of the neighborhood along East 16th near North Dunn was historically a small African-American community. By 1920 a church, Pentecost Mission, referred to as (c) [colored] in the City Directories, was built at the site of the current Cherry Hill Christian Center. The Rev. Elmer Akers, the only minister shown through the 1930 directory, is listed at the church in 1922–1923. Interestingly, Pentecost Mission appears with the address of 415 East 16th. However, according to the corner stone the current church was built by W.P. Hughs in 1930, and it now has a 417 East 16th address. So most likely the first church was located where the west parking lot is today. Several African-Americans, again appearing as (c) in the City Directories, are shown as living in homes next to or across the street from the church throughout the 1920s. Reportedly the area was referred to as Cherry Hill by the African-American community and they had a ball park east of Dunn Street.

Some homes within the neighborhood can also be attributed to particular long-time owners. One of the earliest of these is the Clarence A. Bennett House at 421 East 15th Street. This circa 1900 Queen Anne home was the sole house along the 300–400 block of the street until the late 1930s and early 1940s. Thus before creation of 15th Street, this was likely a contiguous piece of land forming an early rural farm.

The circa 1919 Charles H. St.Clair House at 1210 North Washington is an exceptional early example of a Craftsman style bungalow for the neighborhood. It is an unaltered wood frame structure with clapboard siding, unusual windows and interesting limestone details. Across the street at 1213 North Washington is a large brick Foursquare built circa 1928. Attributed to Stephen Hupp, it is the only foursquare home in the neighborhood. Another notable house, a later addition to the neighborhood, is the circa 1945 Minimal Ranch at 301 East 15th. Although the windows appear to have been replaced, the all-limestone construction, special limestone decorative details and hilltop location sets it apart.

The neighborhood has always displayed a mixture of rental and owner-occupied residences mixed with commercial. As both the city of Bloomington and Indiana University has grown and changed, so too has Garden Hill. The 1970s through the 1990s shows an increase in construction within the neighborhood of apartment buildings and complexes to meet the growing housing demands of the nearby college campus. And construction of State Highway 37 prompted a shift west in the location of auto-related businesses, such as filling stations and motels. Thus commercial areas along North Walnut were re-appropriated for offices and strip shopping centers.

New Construction Plans

639-645 North College

In January of 2010 Mary Friedman submitted plans for two houses (639-645 North College) under the demolition delay section of Title 20. As a part of the discussion she also submitted plans for new construction along the rear lot facing an alley. The plans showed 6 townhomes of frame construction. With the advice and suggestions of the Historic Commission she revised those drawings which were later presented to the Plan Commission. When the elevations were approved at Plan Commission in February, it was with the understanding that the structure would substantially resemble the ones approved.

Plans shown at January 14th BHPC meeting upon which the attached comment was made.



MEMO:

February 18, 2010

RE: 639 and 645 North College

The Bloomington Historic Preservation Commission considered the partial demolition of these properties at their January 14th regular meeting. The permit (including partial demolition) may be released with the following design conditions:

Removal of a rear later addition to 639 N. College and construction of a breezeway connection

For 639 and 645 N. College:

- All original windows are to be restored, and all vinyl windows replaced with wood clad windows
- The chimneys on both houses are to be repaired
- The skirt surrounding the porch on 645 N. College will be removed and original configuration established and restored
- Consideration is to be given to removing the asphalt siding from 639 N. College and restoration of the clapboard beneath
- A second opinion should be solicited on the removal of the front trees (sugar maple and silver maple at 645 N. College)
- The historic limestone wall along 11th Street will be retained in its original location

Any modification of the above design understandings should return to the BHPC for additional review.

The following recommendations are non-binding and pertain to new construction planned on the site

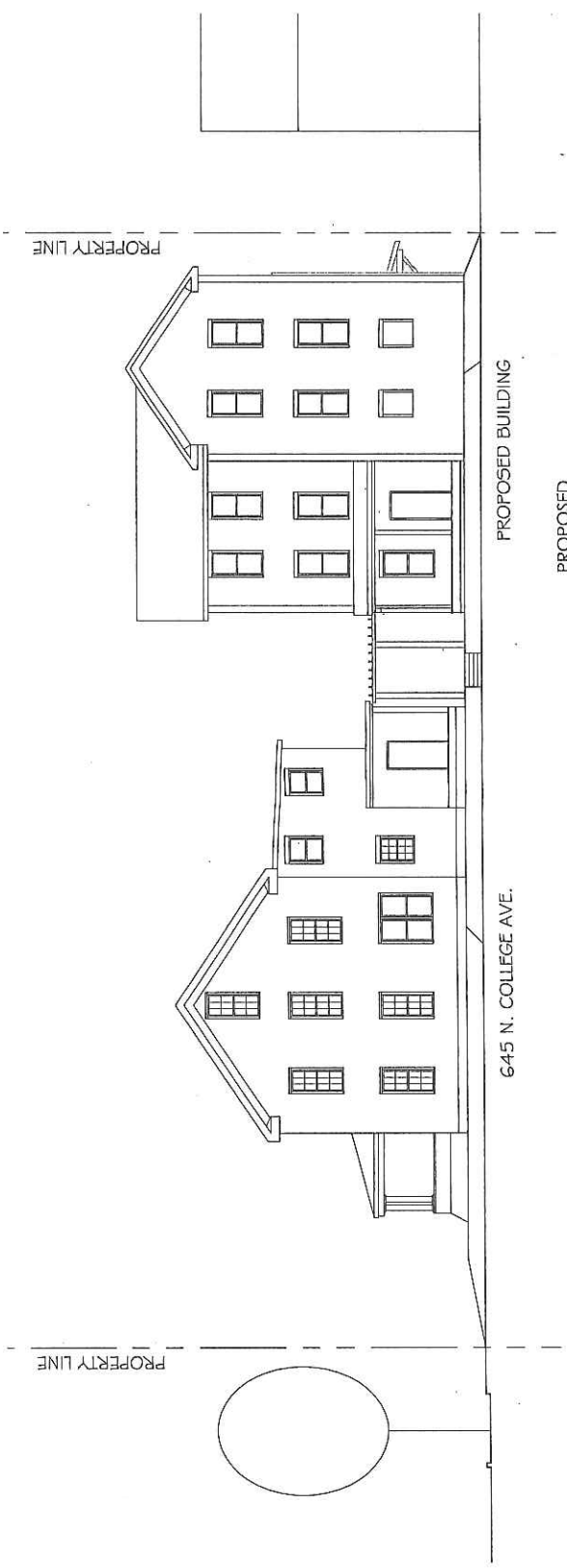
New construction design recommendations included in the motion

The frame sheathing will be of two sizes but should be narrower than the 8" boards discussed to be more compatible with the dimensions of historic clapboard, window surrounds should be of compatible dimensions.

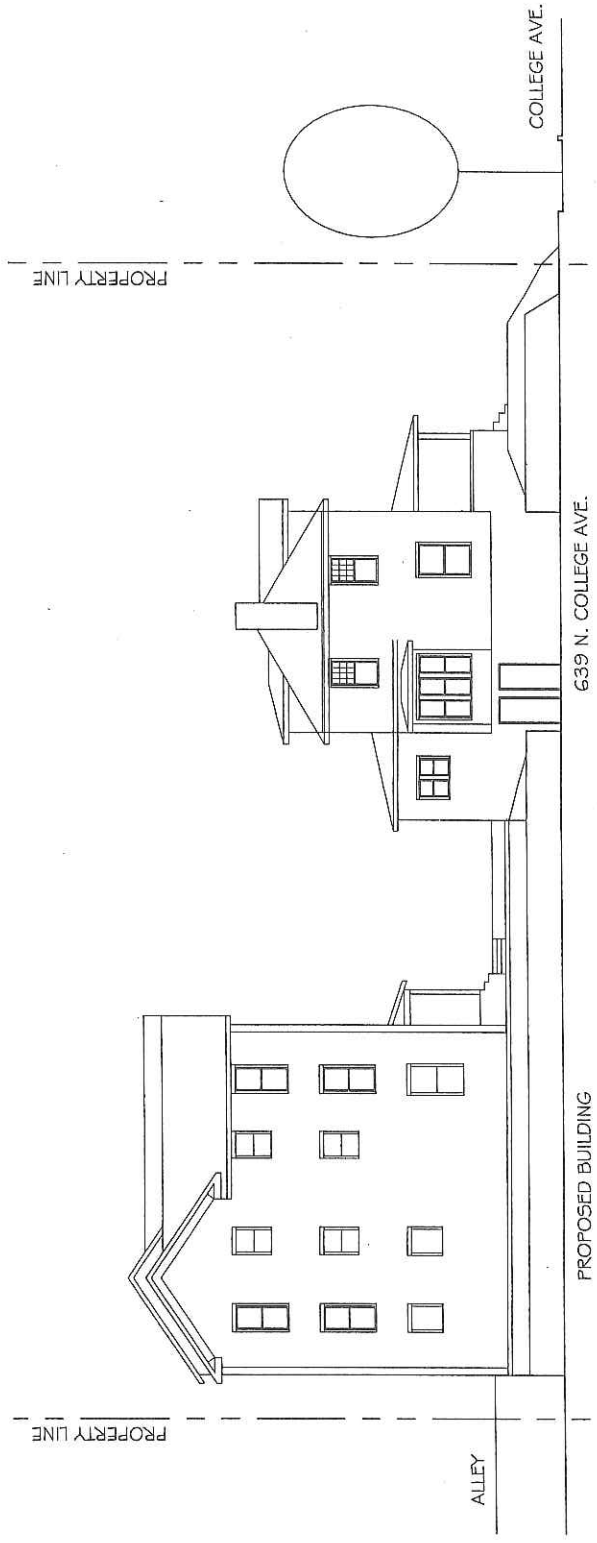
Frieze boards should be added under the gable

The porch entrances facing east should be better articulated

Nancy Hiestand
Historic Preservation Program Manager
City of Bloomington
P.O. Box 100
812-349-3507
hiestann@bloomington.in.gov

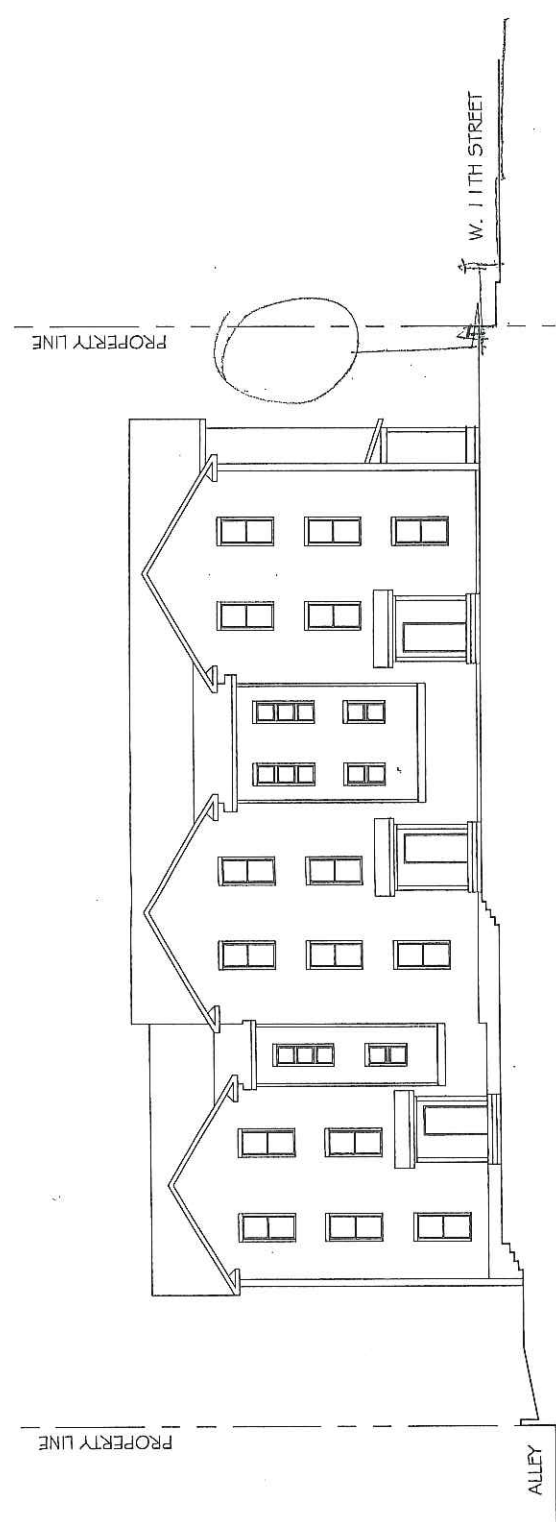


PROPOSED
B
 NORTH ELEVATION
 SCALE: 1/16"=1'-0"

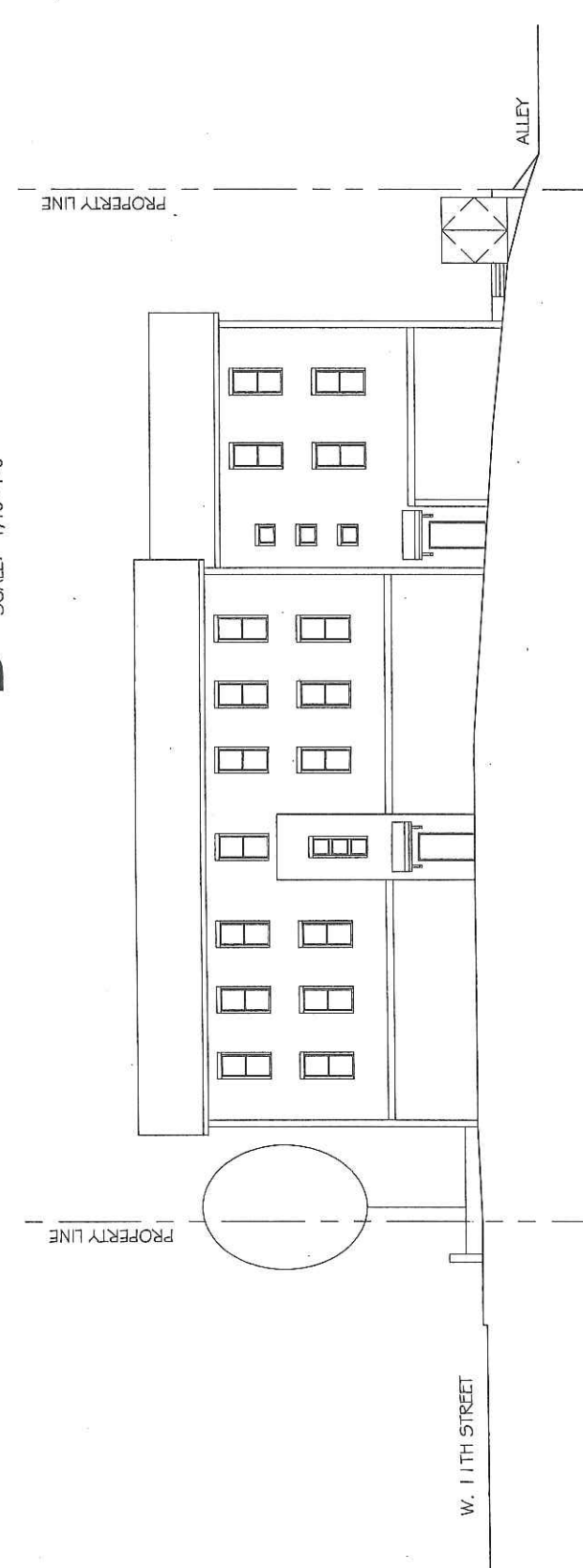


PROPOSED
A
 SOUTH ELEVATION
 SCALE: 1/16"=1'-0"

PLAN COMMISSION
 28-10
A1



PROPOSED
B
 EAST ELEVATION
 SCALE: 1/16"=1'-0"



PROPOSED
A
 WEST ELEVATION
 SCALE: 1/16"=1'-0"



- NEW 1-06-11

ENCLOSURE

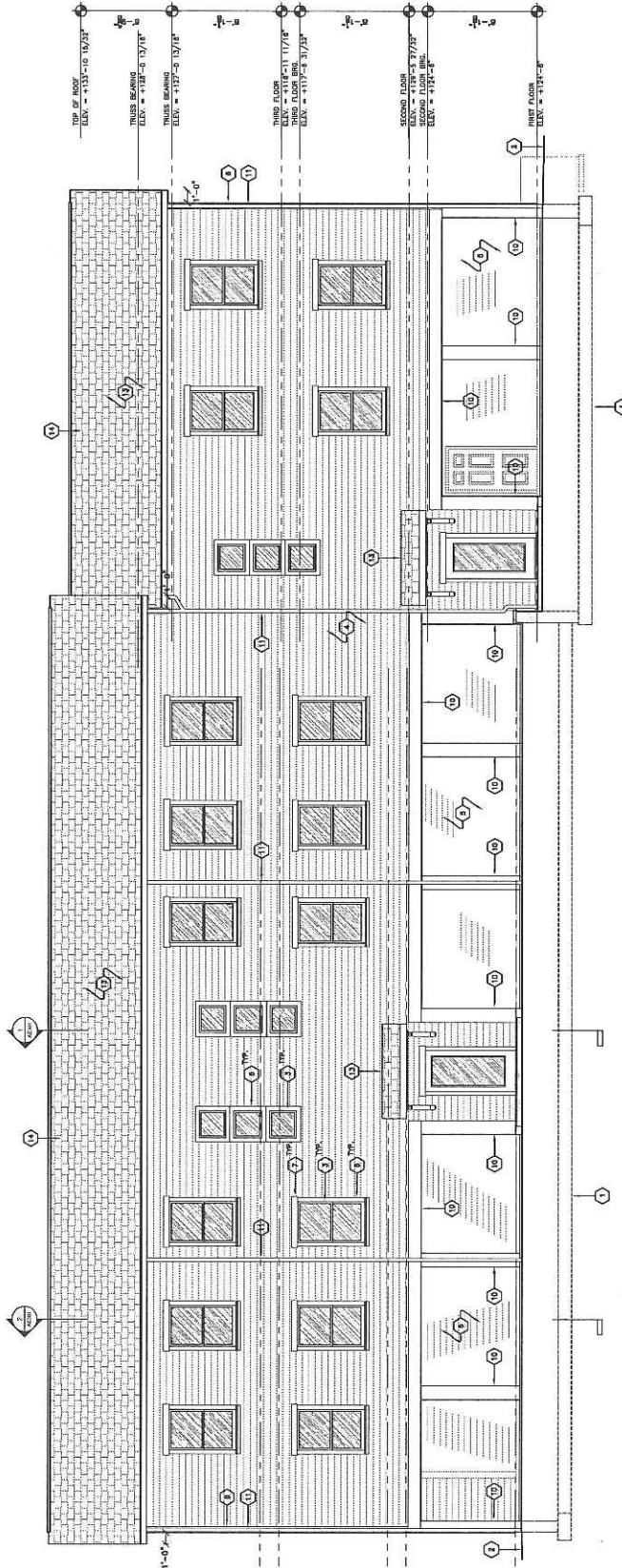
A NEW BUILDING FOR:
PARK NORTH APARTMENTS
 230 WEST 11TH STREET
 BLOOMINGTON, INDIANA 47404



PROJECT NO. 4718
 DATE 12/08/10
 DRAWN BY T. POPE
 CHECKED BY D. BRUCE

SHEET NO.
EXTERIOR ELEVATIONS

SHEET NO.
AE202



1
 WEST EXTERIOR ELEVATION
 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. REINFORCED Poured CONCRETE FOUNDATION WALL, CONC. FILL & SLAB SYSTEM. CONC. FILL MIN. 2" BELOW FINISH GRADE ELEVATION.
 2. FINISHED GRADE ELEVATION: 112'-0" (SEE ELEVATION).
 3. GRADED 24" DIA. CURB-PAVING CONCRETE WALKWAY ON GRADED 24" DIA. CURB. PAVEMENT PER ELEVATION.
 4. 6" CERTAINTED PEER GAUNT CEILING, LAP JOINTS - FINISH & PAINT PER MFG. INSTRUCTIONS. CALL ALL ITS & 6" ALL THIN BORDERS.
 5. 6" CERTAINTED PEER GAUNT CEILING, LAP JOINTS & GARAGE INTERIOR WALLS - FINISH & PAINT PER MFG. INSTRUCTIONS. CALL ALL ITS & 6" ALL THIN BORDERS.
 6. 4" CERTAINTED PEER GAUNT DOOR & WINDOW TRIM.
 7. 6" CERTAINTED PEER GAUNT WINDOW TRIM.
 8. 6" CERTAINTED PEER GAUNT BUILDING TRIM.
 9. 6" CERTAINTED PEER GAUNT BUILDING TRIM.
 10. 12" CERTAINTED PEER GAUNT BUILDING TRIM.
 11. PRE-FINISHED CONT. METAL GUTTER & DOWNSPOUT.
 12. 1/2" HOOD PANEL, BALUSTERS & RAILINGS.
 13. 25 YEAR ASPHALT SHINGLE ROOF SYSTEM WITH ONE LAYER OF 30 YEAR ASPHALT FLY & COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 14. CONTINUOUS INSIDE VENT & ROOF RIDGES.
 15. BLACK CRAWSPACE ACCESS COVER.
 16. -

NEW 1-06-11

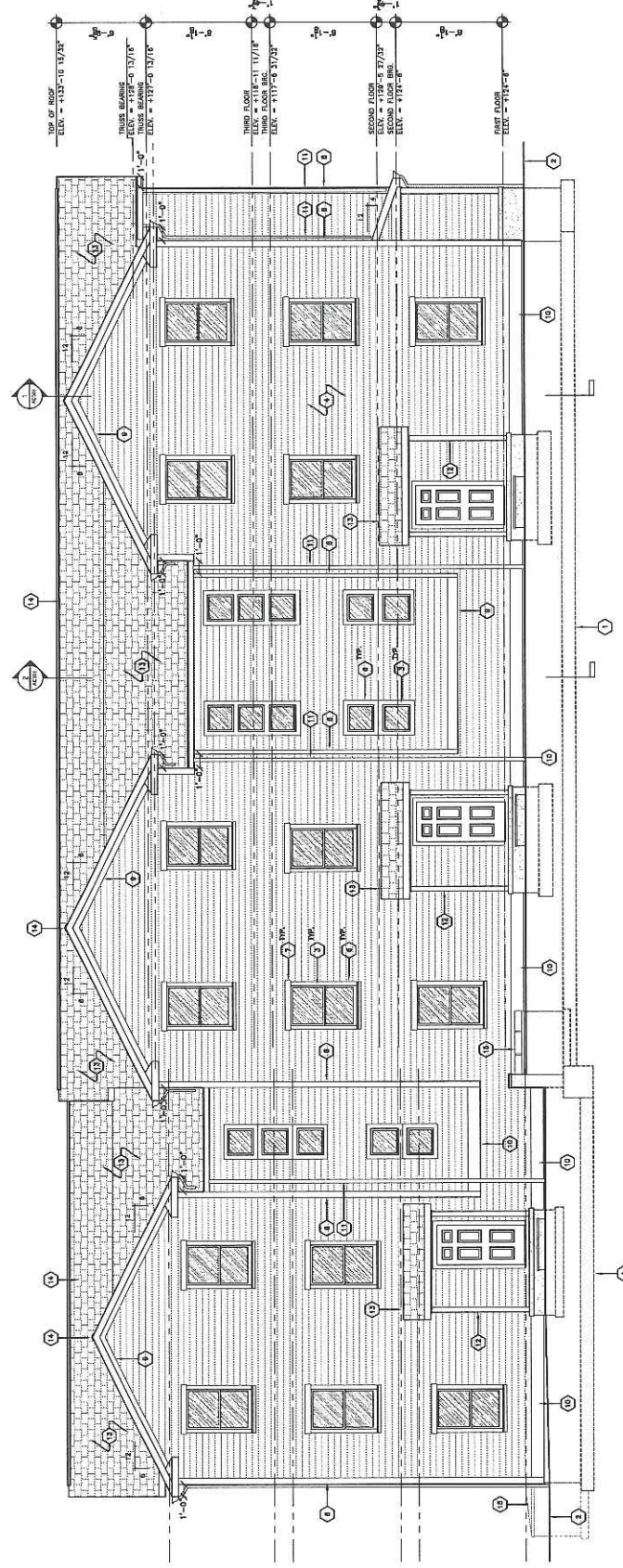
REVISIONS

A NEW BUILDING FOR:
PARK NORTH APARTMENTS
 230 WEST 11TH STREET
 BLOOMINGTON, INDIANA 47404



PROJECT NO.	4710
DATE	12/08/10
DRAWN BY	T. P. ORE
CHECKED BY	D. BRUCE

SHEET NO.
AE203
 EXTERIOR ELEVATIONS



1
 EAST EXTERIOR ELEVATION
 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. REINFORCED, FINISHED CONC. FOUNDATION WALL CONC. FILL & SAN. SPECTAL CONC.
 2. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 3. FINISHED GRADE ELEVATION MARKS. SLOPE MIN. 1/4" PER FOOT AWAY FROM BUILDING & ALL LOCATIONS.
 4. 12" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 5. PRE-FINISHED CORR. METAL CLUTTER & DOWNPOUTS.
 6. 1/2" MOD. PUNCH BALLUSTERS & VALUERS.
 7. 25 YEAR APART. SHINGLE ROOF SYSTEM OVER ONE LAYER OF 2" APART. FELT & 1" GUTTER FELT. COLOR SHALL BE SELECTED FROM STANDARD COLOR PALETTE BY OWNER.
 8. CONTINUOUS INSIDE MOUNT ROOF RIDGES.
 9. 8" CERTAINTED PAINTED FIBER CEMENT DOOR & WINDOW TRIM.
 10. 8" CERTAINTED PAINTED FIBER CEMENT WINDOW TRIM.
 11. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 12. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 13. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 14. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 15. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 16. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 17. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 18. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.
 19. 8" CERTAINTED PAINTED FIBER CEMENT BUILDING TRIM.

NEW 1-06-11